

17.14.080: UNIT EQUIVALENT DENSITY:

- A. Density of development is a factor of both number and the size of the structures built within a master planned development. Unit equivalents are used to better convey overall impacts of a project.
- B. As a physical limitation, total unit volume is a better determinant than number of units. Basing development density under the RR zone on a program of unit equivalents provides the county with clear expectations of the overall scope of development, yet enables the development flexibility to respond to changing market forces and demand.
- C. The unit equivalent structure outlined on the following page establishes the method for density determination within the RR zone:

**Density Data
Chart**

	Use	Configuration	Unit Equivalent
Hotel commercial or multi- family residential	Hotel room	A room not to exceed 500 square feet, which includes bathroom areas, but not corridors outside of the room or foyers	0.25
Hotel suite/1 bedroom apartment		A suite or 1 bedroom apartment not to exceed 650 square feet, which includes bathroom and kitchenette areas, but not corridors outside of the room or foyers.	0.33
Hotel or multi-family - A		An apartment with attached rooms not to exceed 1,000 square feet, which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.50
Hotel or multi-family - B		An apartment with attached rooms not to exceed 1,500 square feet, which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	0.75

Hotel or multi-family - C		An apartment with attached rooms not to exceed 2,000 square feet, which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.00
Hotel or multi-family - D		An apartment with attached rooms not to exceed 2,500 square feet, which includes bathroom and kitchen areas, but not corridors outside of the room or foyers.	1.25
Single- family	Small single-family lot	Separate, attached, or unattached homes with any number of rooms (e.g., patio homes, townhomes or condominiums), whose total area inside ranges from 2,500 square feet to 5,000 square feet (permits 0 lot line units, shared wall units, and lockouts).	1.00
Single-family lot		1 single-family lot (permits 1 detached or attached accessory dwelling in addition to main house).	1.00
Mixed use	Corporate retreat	A corporate retreat with residential uses and up to 10,000 square feet of commercial uses with meeting and support space.	4.00
Commercial uses	Golf course facility	Clubhouse, bathrooms, maintenance, garage, food stand and all accessory buildings (per 1,000 square feet).	1.00

Equestrian facility	Stables, stalls, barn and all accessory buildings (per 1,000 square feet).	1.00
Ski area facility	Lodges, restaurants/bars, retail, and commercial space, maintenance areas, medical facilities and all accessory buildings (per 1,000 square feet).	1.00
Commercial	Restaurant, retail and other commercial space (per 1,000 square feet).	1.00
Recreation / activity facility	Activity center, recreational courts and accessory facilities (per 1,000 square feet).	1.00
Public facilities	Public facilities with human occupancy such as fire stations, police stations, utility plants, etc. (per 1,000 square feet). Public facilities without human occupancy not counted in density determination.	1.00
Air transportation facilities	Air terminal, commercial facilities and accessory facilities (per 1,000 square feet) and 1 hangar (maximum of 10,000 square feet) = IU.E. with additional 1,000 square feet of hangar space = IU.E.	1.00

(Ord. 2004-10, 8-10-2004)